

**STATE OF MINNESOTA  
DEPARTMENT OF MILITARY AFFAIRS  
ADDENDUM NO. 1, DATED MAY 3, 2023  
TO REQUEST FOR PROPOSALS  
For Designer Selection for (Project 23-06)  
Renovation of Range Control (Bldg. 24-199) Camp Ripley, Little Falls, MN  
(DMA Project No. 25103)**

**TO ALL PROSPECTIVE RESPONDERS:**

**A. THE FOLLOWING HAVE BEEN POSTED TO WEBSITE**

<http://minnesotanationalguard.ng.mil/requests-for-proposal>

- This Addendum No. 1, dated May 3, 2023.

**B. THE FOLLOWING QUESTIONS WERE ASKED OF THE REQUEST FOR PROPOSALS (RFP). THE ITALICIZED RESPONSES ARE PROVIDED.**

1. Is there a recent water flow test to use for the design of the fire protection system? If not, how will the cost of the flow test be handled? Should the mechanical engineer include scope to arrange and oversee the flow test?

*ANSWER: There is not a recent flow test on file. If needed, the cost of flow test can be included within the overall Prime Consultant fee. It is up to the Prime Firm to delegate which party will arrange and oversee the flow test as-needed for design.*

2. Are there original construction or addition drawings for each discipline available for this building?

*ANSWER: Yes, there are original drawings from the initial construction in 1985 as well as the addition in 2002. These will be provided to the awarded consultant team.*

3. Regarding compliance with UFC 1-200-02, please confirm the scope of the project to replace all HVAC systems should be analyzed through a LCCA with a minimum of 3 alternative HVAC system types resulting in a design with the lowest life cycle cost effectiveness.

*ANSWER: The scope of this project includes replacement of all HVAC systems to comply with UFC 1-200-02.*

4. Regarding compliance with UFC 1-200-02, please confirm the scope of the project to replace water heating systems with analysis of potential instantaneous systems should be analyzed through a LCCA with a minimum of 3 alternative water heating systems.

*ASNWER: Replacement of water heating systems to comply with UFC 1-200-02.*

5. Regarding compliance with UFC 1-200-02, please confirm the scope of the project to insulate the interior of walls should be analyzed through a LCCA with a minimum of 3 alternative insulation levels.

*ANSWER: If additional exterior wall insulation is required, comply with MN Energy Code and UFC 1-200-02.*

6. Please confirm that the existing utilities have capacity for the building renovation/expansion.  
**ANSWER: Existing infrastructure is assumed to have capacity to support this project.**
7. Please confirm, Paragraph C.1, that the building does not need to meet Minnesota B3 energy standards.  
**ANSWER: The building does not need to meet B3 requirements.**
8. Please confirm, Paragraph C.1, the building will be designed to LEED Silver Certification.  
**ANSWER: The goal is to strive to achieve LEED Silver Certification. It is understood that this may not be possible given the existing building and exceeding project budget.**
9. Please confirm that modifications to parking are not in the scope of the project.  
**ANSWER: Modifications to parking are not in the scope of the project.**
10. Paragraph C.4 indicates that the owner will vacate the building during construction. Please identify what accommodations need to be made for staff during construction.  
**ANSWER: Temporary accommodations during construction will be provided by Owner, near the site, so as not to interfere with construction operations.**
11. Based on comments made at the walk-thru, we understand that the building power needs are 100% backed up by the existing emergency generator. Please confirm that remodeled and expanded building will require 100% emergency power back-up.  
**ANSWER: The existing generator is reportedly a 50kW generator and is thought to be sufficient for the future building. It will require automatic activation in the event of a power failure; right now, it is manually transferred.**
12. Is the National Guard able to provide additional geographic, topographical or historically significant information regarding this project site and its proximity to the Mississippi River including information related to flood plain data?  
**ANSWER: This site does not include any culturally significant status. The geographic and flood plain data can be found under public domain.**
13. There appeared to be a potential conflict in the RFP regarding B3. See page one which states:
  - Projects may be required to meet the design and operational requirement of the B3 (Minnesota Sustainable Building Guidelines and Energy Standard of Sustainable Building 2030 – see Section I. C.;

And Section 1, paragraph C, Item 1 which states:

#### C. SPECIAL CONSIDERATIONS:

1. The Consultant shall incorporate sustainable design measures into their design. Sustainability, Energy/High Performance Buildings and Systems: This project is funded with 100% Federal Funds and as such does NOT require the design of the project to comply with the State of Minnesota Sustainable Building Guidelines (MSBG) - Also known as B3 Guidelines. The following sustainability/energy guidelines are required: Strive to achieve LEED-Silver Certification, DoD's Unified Facilities Criteria's "High Performance and Sustainable Building Requirements" (UFC 1-200-02), and ASHRAE

189.1 Standards.

Please clarify. Can Proposers assume that the verbiage on page 1 is superseded by the direction provided in Section 1.C.1 and that B3 is NOT required?

**ANSWER: Yes, B3 is not required.**

14. Previous small project RFPs on base have been specifically focused on Building Envelope upgrades in regard to sustainability goals and energy efficiency. This RFP does not seem to convey that focus as a goal of this project. Exterior improvements as listed include exterior envelope evaluation and masonry construction maintenance best practices. Should Proposing teams assume the exterior envelope of the existing building be improved along with efforts to design the requested addition?

**ANSWER: Regarding building envelope, the building and addition will primarily be designed to meet MN Energy Code and UFC 1-200-02.**

15. Attaining all the required points to achieve LEED Silver can be a challenge to facilities on base at Camp Ripley. Can you confirm whether or not LEED Silver is a requirement on this project?

**ANSWER: It is not likely that LEED Silver can be achieved, however, the goal is to strive to achieve LEED Silver.**

16. A new HVAC system for the entire renovated facility is anticipated. Geothermal has been utilized on other buildings at Camp Ripley; is there interest in pursuing this type of system on this project?

**ANSWER: The use of geothermal on this project will be determined by cost feasibility and LCCA.**

17. Confirm that LEED Silver will be a target for this facility as stated Under part C item 1 per the discussion at the preproposal meeting.

**ANSWER: Design is to strive to meet LEED Silver.**

18. If possible, confirm the statement under part C item 3 stating that the facility will not be occupied during construction.

**ANSWER: The facility will not be occupied during construction; however, certain building functions will need to continue to operate within the vicinity of the project site.**

19. Is it known whether the existing CMU walls are insulated cavity walls or otherwise somehow insulated? If not, is there a requirement to insulate the existing walls?

**ANSWER: Original drawings indicate 6" CMU, 2" rigid insulation, and 4" CMU. Additional insulation may be required to meet MN Energy Code and/or UFC 1-200-02.**

20. Is it safe to assume that the existing asphalt shingle roofing will be replaced with this project? If so, will this be the standard standing seam roofing seen elsewhere on Post? Will a roofing consultant on the design team be required by FMO?

**ANSWER: Roof replacement will be decided during preliminary cost estimating. If replacement is included, it will be the standard standing seam seen across Camp Ripley. A roofing consultant will not be required.**

21. Will modifications of the actual gate infrastructure at the road be a part of this project?

**ANSWER: No.**

**C. THE FOLLOWING ADDITIONAL INFORMATION IS HERBY PROVIDED.**

1. Attached is the Mandatory Informational Meeting Sign-In Sheet from April 26, 2023.

**-- END OF ADDENDUM NO. 1 --**

**THE ADJUTANT GENERAL  
DEPARTMENT OF MILITARY AFFAIRS  
STATE OF MINNESOTA**

# Sign-in Sheet

**Project Title & No.:** Consultant Services for Renovation of Range Control (Bldg. 24-199)  
Camp Ripley, Little Falls, MN (SDSB No. 23-06)

**Date:** 04/26/2023 at 10:00 a.m.

**NOTE:** By signing this, you are certifying that you are authorized to represent the company you list.  
 Please make a separate entry for each company you are representing.


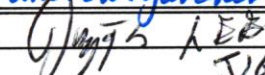
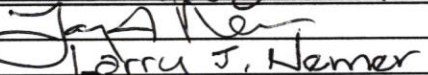
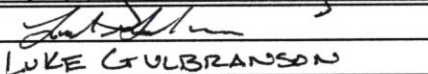
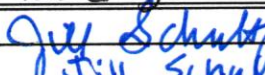
<p>Signature: <u>Cody Samler</u></p> <p>Print name: <u>Cody Samler</u></p> <p>Phone: <u>320-616-2626</u></p> <p>Fax: _____</p> <p>E-mail: <u>Cody.M.Samler.nfg@army.mil</u></p>	<p>Representing: <u>Department of Military Affairs</u></p> <p>Address: <u>Camp Ripley</u> <u>15000 Highway 115</u> <u>Little Falls, MN 56345</u></p>
<p>Signature: <u>Ryan Roden</u></p> <p>Print name: <u>Ryan Roden</u></p> <p>Phone: <u>(320) 412-6034</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>ryan.p.roden.nfg@army.mil</u></p>	<p>Representing: <u>DMA - FMO</u></p> <p>Address: <u>Camp Ripley</u> <u>15000 Hwy 115</u> <u>Little Falls, MN 56345</u></p>
<p>Signature: <u>Daniel Kodyt</u></p> <p>Print name: <u>DANIEL KODET</u></p> <p>Phone: <u>612-377-2737</u></p> <p>Fax: <u>612-377-1331</u></p> <p>E-mail: <u>dkodyt@kodat.com</u></p>	<p>Representing: <u>KODAT ARCHITECTURAL GROUP</u></p> <p>Address: <u>15 Bradford Terrace</u> <u>Maple, MN 55403</u></p>
<p>Signature: <u>Dean Stienessen</u></p> <p>Print name: <u>DEAN STIENESSEN</u></p> <p>Phone: <u>320-251-9155</u></p> <p>Fax: _____</p> <p>E-mail: <u>d.stienessen@hmar-archs.com</u></p>	<p>Representing: <u>HMA ARCHITECTS</u></p> <p>Address: <u>700 WEST ST. GERMAIN</u> <u>SUITE 200</u> <u>ST. CLOUD MN 56301</u></p>
<p>Signature: <u>Studniskie</u></p> <p>Print name: <u>Studniskie</u></p> <p>Phone: <u>451-604-3155</u></p> <p>Fax: _____</p> <p>E-mail: <u>studniskie@ayresassociates.com</u></p>	<p>Representing: <u>Ayres Associates</u></p> <p>Address: <u>1700 W Hwy 36</u> <u>Suite 700</u> <u>Roseville, MN 55113</u></p>
<p>Signature: <u>Jonathan Strand</u></p> <p>Print name: <u>JONATHAN STRAND</u></p> <p>Phone: <u>651-226-5439</u></p> <p>Fax: _____</p> <p>E-mail: <u>Jonathan@btr-architect.com</u></p>	<p>Representing: <u>BTR</u></p> <p>Address: <u>900 2ND AVE So.</u> <u>MINNEAPOLIS</u> <u>MN 55410</u></p>
<p>Signature: <u>Erik Schwarzkopf</u></p> <p>Print name: <u>ERIK SCHWARZKOPF</u></p> <p>Phone: <u>218 727 1330</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>erik.schwarzkopf@meyergroupduluth.com</u></p>	<p>Representing: <u>MEYER GROUP ARCHITECTURE</u></p> <p>Address: <u>306 W SUPERIOR ST</u> <u>SUITE 1600</u> <u>DULUTH, MN 55802</u></p>

## Sign-in Sheet

**Project Title & No.:** Consultant Services for Renovation of Range Control (Bldg. 24-199)  
 Camp Ripley, Little Falls, MN (SDSB No. 23-06)

**Date:** 04/26/2023 at 10:00 a.m.

**NOTE:** By signing this, you are certifying that you are authorized to represent the company you list.  
 Please make a separate entry for each company you are representing.

Signature: <u></u> Print name: <u>ANDREW GARDNER</u> Phone: <u>651.726.7960</u> Fax: _____ E-mail: <u>andrew.gardner@tkda.com</u>	Representing: <u>TKDA</u> Address: <u>444 CEDAR STREET</u> <u>SUITE 1500</u> <u>ST. PAUL, MN 55101</u>
Signature: <u></u> Print name: <u>JIGGS LEE</u> Phone: <u>651-705-1250</u> Fax: _____ E-mail: <u>JIGGS.LEE@TNCG.COM</u>	Representing: <u>TADUE NORTH CONSULTING GROUP</u> Address: <u>140 3RD ST. S.</u> <u>STILLWATER, MN 55092</u>
Signature: <u></u> Print name: <u>Larry J. Wanner</u> Phone: <u>651-323-3454</u> Fax: _____ E-mail: <u>larry@victusengineering.com</u>	Representing: <u>VICTUS ENGINEERING</u> Address: <u>2327 Wycliff St. #230</u> <u>ST. PAUL, MN.</u> <u>55119</u>
Signature: <u></u> Print name: <u>LUKE GULBRANSON</u> Phone: <u>218-233-6620</u> Fax: _____ E-mail: <u>luke@njbaltd.com</u>	Representing: <u>Michael J. Bunge Arch. Co.</u> Address: <u>824 Cedar Ave</u> <u>MOORHEAD, MN 56560</u>
Signature: <u></u> Print name: <u>Jill Schultz</u> Phone: <u>320-616-2615</u> Fax: _____ E-mail: <u>jill.l.schultz@usmry.mil</u>	Representing: <u>Camp Ripley - M. Liles, Affinity</u> Address: <u>EMO</u>
Signature: _____ Print name: _____ Phone: _____ Fax: _____ E-mail: _____	Representing: _____ Address: _____
Signature: _____ Print name: _____ Phone: _____ Fax: _____ E-mail: _____	Representing: _____ Address: _____
Signature: _____ Print name: _____ Phone: _____ Fax: _____ E-mail: _____	Representing: _____ Address: _____